



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☒ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): AN-16-0004

Proposed Land Use or Activity: Annexation of approximately 35.65 acres of land on the north side of Holcomb Blvd. to the City of Oregon City.

Project Name: Not applicable. **Number of Lots Proposed (If Applicable):** N/A

Physical Address of Site: _____

Clackamas County Map and Tax Lot Number(s): 2-2E-28A 00500, 00580, & 00590 2-2E-21D 02100, 02190 & 02200

Applicant(s):

Applicant(s) Signature: *Edward J. Serres*

Applicant(s) Name Printed: Serres Family H, LLC **Date:** 6/26/16

Mailing Address: 15207 Forsythe Rd., Oregon City, OR 97045

Phone: (503) 655-7730 **Fax:** lseight2@aol.com **Email:** dsserres@aol.com

Property Owner(s):

Property Owner(s) Signature: *Edward J. Serres*

Property Owner(s) Name Printed: Serres Family H, LLC **Date:** 6/26/16

Mailing Address: 15207 Forsythe Rd., Oregon City, OR 97045

Phone: (503) 655-7730 **Fax:** lseight2@aol.com **Email:** dsserres@aol.com

Representative(s):

Representative(s) Signature: *Rick Givens*

Representative (s) Name Printed: Rick Givens, Planning Consultant **Date:** _____

Mailing Address: 18680 Sunblaze Dr., Oregon City, OR 97045

Phone: 503-479-0097 **Fax:** 503-479-0097 **Email:** rickgivens@gmail.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

CERTIFICATION OF PROPERTY OWNERSHIP OF

100% OF LAND AREA

(City 100% Ownership Method)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of 100% of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME Mary Neigel
TITLE Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 08.29.2016

- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

ANNEXATION PETITION

By signing below I indicate my consent to and support of being annexed into the City of Oregon City, and my consent for having my signature (below) used for any application form required for the annexation, including but not limited to the City of Oregon City's Land Use Application Form.

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A *			ADDRESS	PROPERTY DESCRIPTION			PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	TWNSHP		
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	28A	2S	2E	NA	6/27/14
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	28A	2S	2E	NA	6/27/14
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	28A	2S	2E	NA	6/27/14
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	21D	2S	2E	NA	6/27/14
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	21D	2S	2E	NA	6/27/14
[Signature]	Serres Family H, LLC	X			15207 Forsythe Rd., Oregon City, OR 97045	21D	2S	2E	NA	6/27/14

PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

ANNEXATION PETITION

City of Oregon City's Land Use Application Form.

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

[illegible]

*
PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 22E21D & 22E 28A)
2100, 2190, 2200 500, 580, 590
has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

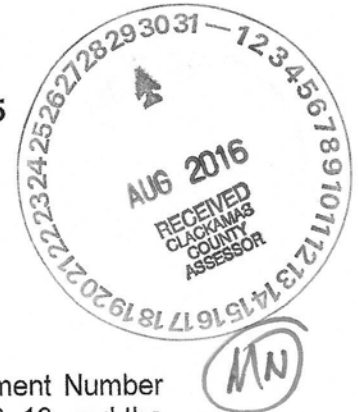
NAME Mary Neigel
TITLE Cartographer II
DEPARTMENT Assessment & Tax
COUNTY OF Clackamas
DATE 08.29.16



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Annexation
Legal Description

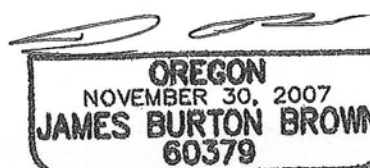
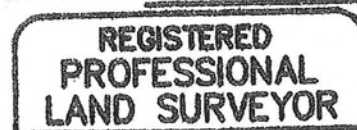


A Tract of land being Parcel 1 of that property described in Deed Document Number 2006-119698, Clackamas County Deed records, being Lots 4, 5, 6, 7, 8, 12, 13, and the North 216.75 feet per the Plat of "Winston Acres", Plat records of Clackamas County, Located partially in the Northeast 1/4 of Section 28, and partially in the Southeast 1/4 of Section 21, Township 2 South, Range 2 East of the Willamette Meridian, County of Clackamas, State of Oregon, being more particularly described as follows:

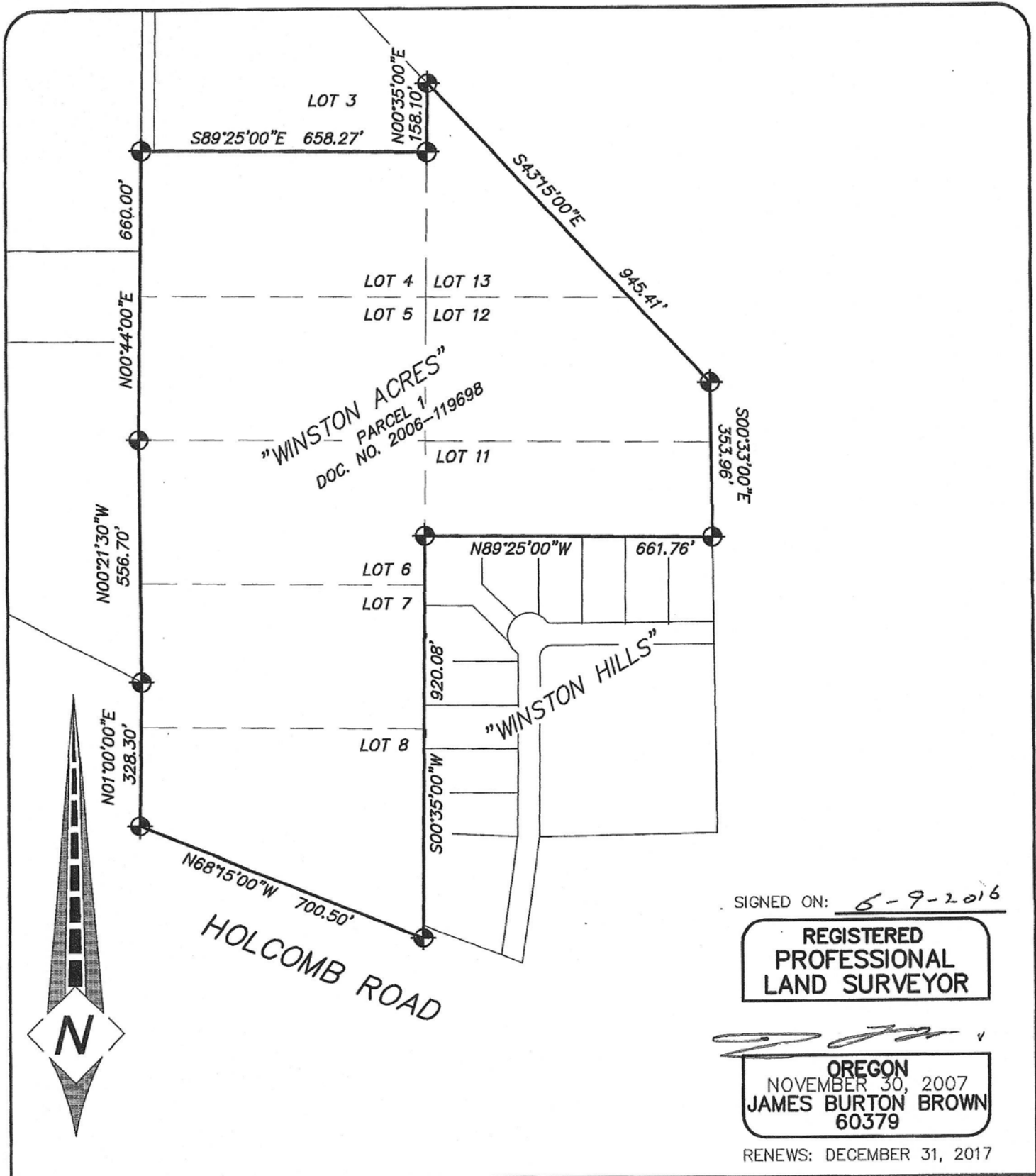
BEGINNING at the Southwest corner of the Plat of "Winston Acres", Plat records of Clackamas County, being the Southwest corner of Parcel 1 of that property described in Deed Document Number 2006-119698, Clackamas County Deed records; thence along the West line of said Plat and Deed the following courses: N01°00'00"E, 328.30 to an angle point; thence N00°21'30"W, 556.70 feet to an angle point; thence N00°44'00"E, 660.00 feet to the Northwest corner of Lot 4 of said Plat, being coincident with the Northwest corner of said Deed; thence along the North line of said Lot 4, S89°25'00"E, 658.27 feet to the Northeast corner thereof, being coincident with the West line of Lot 13 of said Plat; thence along said West line of said Lot 13, N00°35'00"E, 158.10 feet to the North corner thereof; thence along the Northeast line of said Lot 13, and continuing along the Northeast line of Lot 12 of said Plat, S43°15'00"E, 945.41 feet to an angle point in the East line of said Lot 12; thence along the East line of said Lot 12, and continuing along the East line of Lot 11 of said Plat, S00°33'00"E, 353.96 feet to a point being 216.75 feet South of the North line of said Lot 11, being coincident with the Northeast corner per the Plat of "Winston Hills", Plat records of Clackamas County; thence along the North line of said Plat of "Winston Hills", N89°25'00"W, 661.76 feet to the Northwest corner thereof; thence along the West line of said Plat, and continuing along the Southerly extension thereof, S00°35'00"W, 920.08 feet to the Southeast corner of Lot 8 of said Plat of "Winston Acres"; thence along the South line of said Lot 8, N68°15'00"W, 700.50 feet to the **POINT OF BEGINNING**

Contains 35.65 Acres +/-

SIGNED ON: 6-9-2016



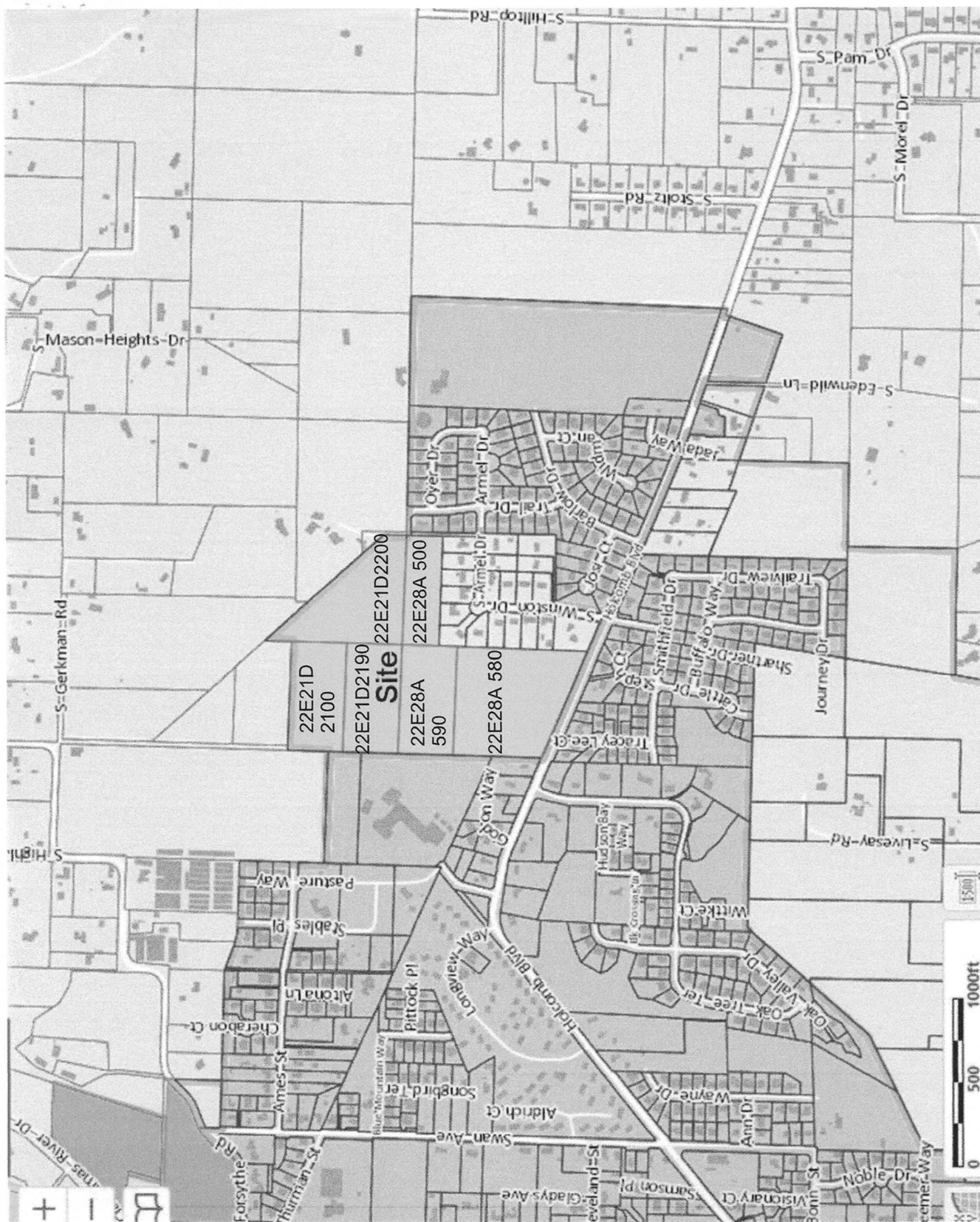
VALID THROUGH DECEMBER 31, 2017



CLIENT: ICON
ORIG. DATE: 6-9-2016
DRAWN BY: JBB
SHEET No. 1 OF 1

EXHIBIT "B"
ANNEXATION SKETCH
CLACKAMAS COUNTY, OR
SCALE: 1"=300'

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189



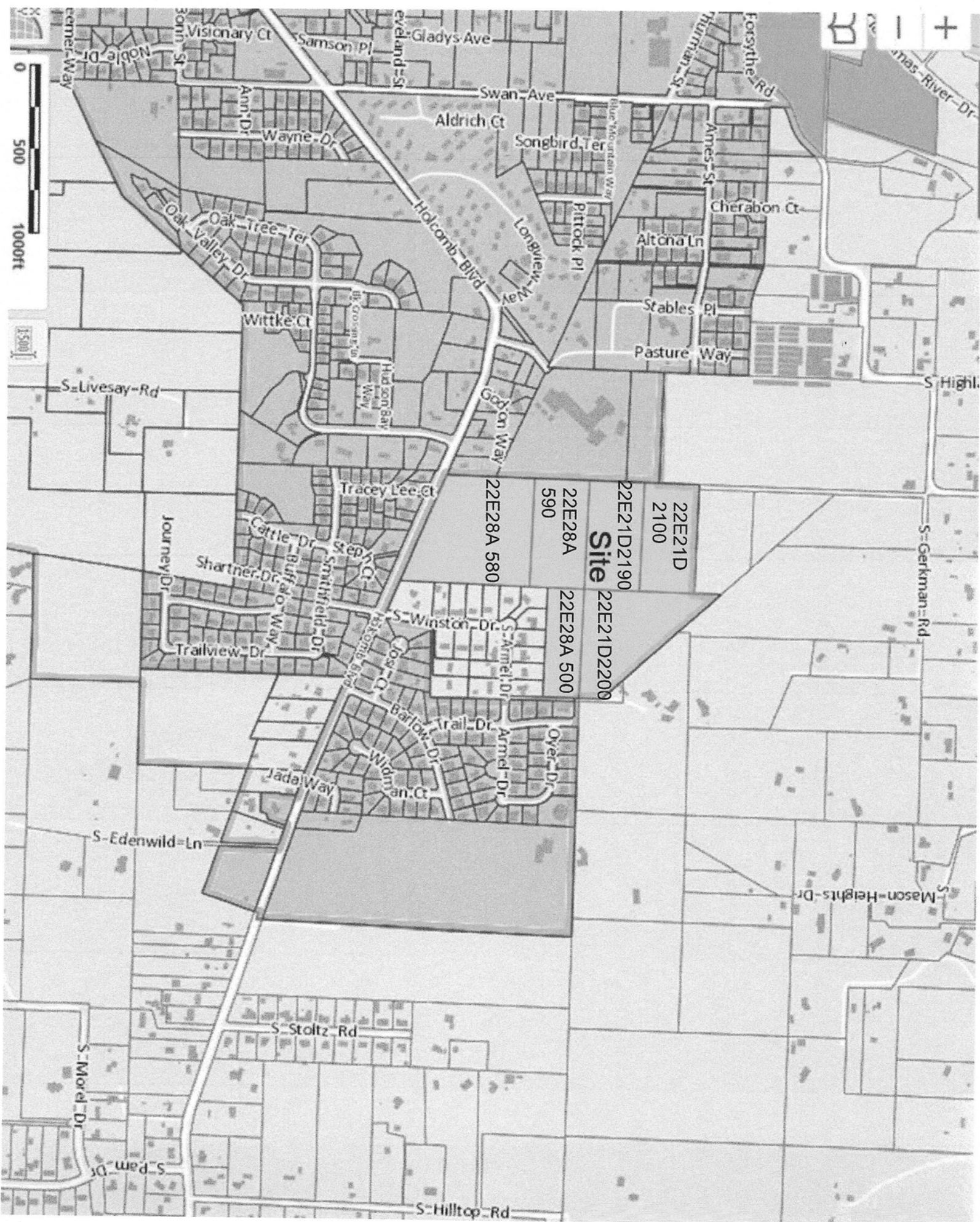
CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of Oregon City contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME Rebekah Stern Doll
TITLE Deputy Clerk
DEPARTMENT Clackamas County Elections
COUNTY OF Clackamas County
DATE 8/29/14

No electors on property.





RRFF-5

590
2.53Ac

2

2000
4.56Ac.

3

2100
4.99Ac.

4

2190
5.00Ac.

5

62-84

WINSTON
ACRES

2.50Ac.
14730

450.0'

S 83° 49' 41" E
218.25'

302
7.91Ac.
14740

473.47'
20' EASEMENT
778.03'

1461.24

747.86'

907.89'

1407.89'

490.70'

S 68° 40' 42" E
358.16'

2200
6.81Ac.

13

21

22

12

28

27

MAP 2 2E 28 A

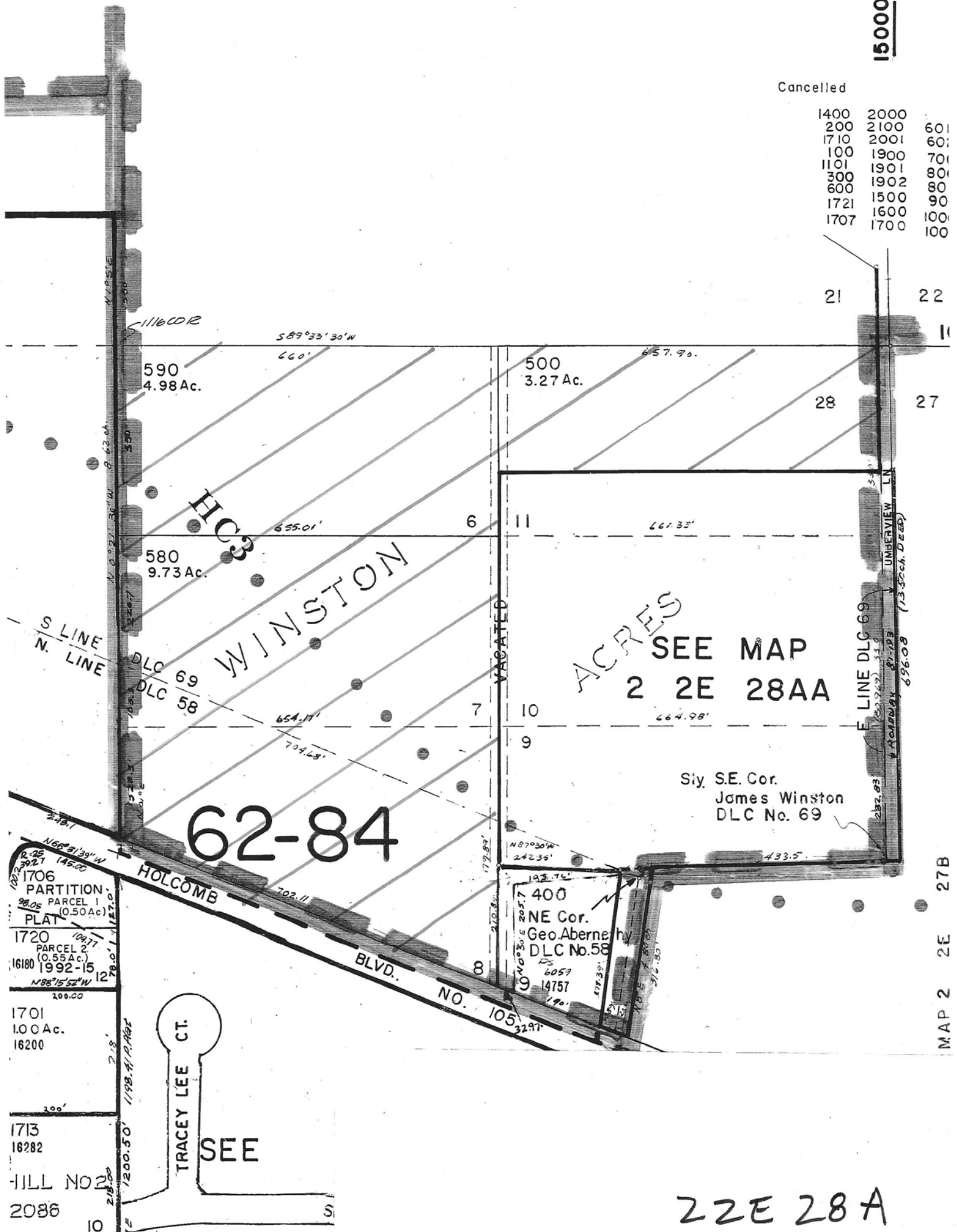
2

80

22E 21D

Cancelled

1400	2000	60
200	2100	60
1710	2001	70
100	1900	80
1101	1901	80
300	1902	90
600	1500	100
1721	1600	100
1707	1700	100



Annexation Narrative

35.65 Acres, Holcomb Blvd.

Introduction:

This application requests approval of an application to annex approximately 35.65 acres of land to the City of Oregon City. The subject property is located on the north side of Holcomb Blvd., west of Winston Drive, east of Holcomb Elementary School, and south of the Urban Growth Boundary.

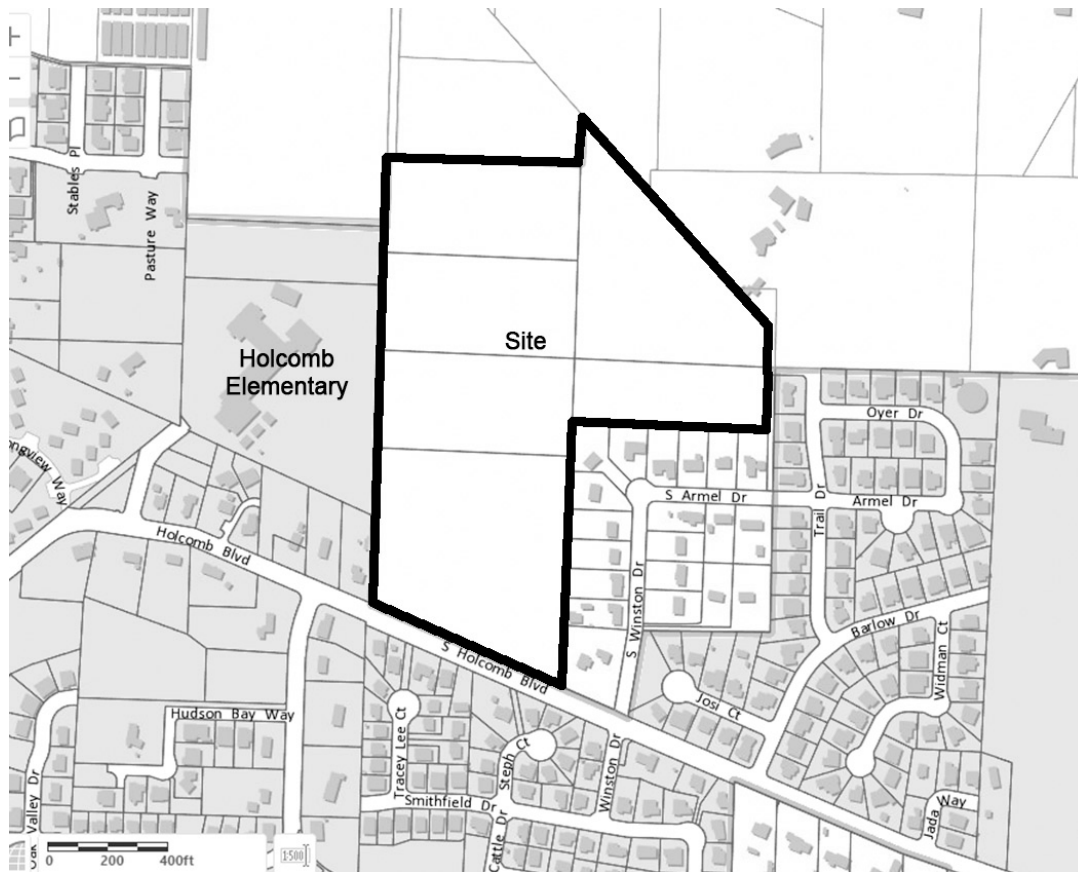


Figure 1: Vicinity Map

The subject property is described as Tax Lots 2100, 2190 and 2200 of Clackamas County Assessor's Map 22E21D, and Tax Lots 500, 580 and 590 on Map 22E 28A. The property is vacant and parts of it have been in use for production of row crops.

There is not proposal to develop this site at the present time. Until issues regarding transportation planning impacting the Hwy. 213 corridor are resolved, the City is unable to approve zone changes that would allow for increased traffic in this area. For this reason, the proposed annexation will bring the subject property into the city limits, but will leave the property with Clackamas County's Future Urbanizable 10 acre zoning. This is a holding zone that precludes

creating parcels smaller than 10 acres. At such time as the traffic issues are resolved, a separate application to rezone the property to an appropriate Oregon City low density residential will be filed. An application for approval of a subdivision would also need to be filed prior to any development of this property.

Compliance with Title 14 – Annexations:

OCMC 14.04.050 Annexation Procedures

This section lists the submittal requirements and procedures to be followed in annexing property to the City of Oregon City.

- A. Application Filing Deadlines. Annexation elections shall be scheduled for March, May, September and November of each year. Each application shall first be approved by the city commission, which shall provide a valid ballot title in sufficient time for the matter to be submitted to the voters as provided by the election laws of the state of Oregon.*

Comment: Senate Bill 1573, which went into effect March 15, 2017, eliminates the requirement for elections for annexations when specified criteria are met. Specifically, the petition for annexation must:

- Be submitted by all owners of land in the annexation territory;
- The annexation territory must be included within the urban growth boundary of the city or Metro and is, or will be, subject to acknowledged comprehensive plan of city;
- At least one parcel in the annexation territory must be contiguous to the existing city limits; and
- The proposal must conform to all other requirements of the city's ordinances.

The subject property meets all of these criteria. The petition for annexation is signed by all owners of record. The property is within the urban growth boundary and is subject to the acknowledged City of Oregon City Comprehensive Plan. The property is contiguous to the existing city limits along its western and southern borders. The proposal complies with all other requirements of the city's ordinances, as demonstrated in this narrative.

- B. Preapplication Review. Prior to submitting an annexation application, the applicant shall confer in the manner provided by Section 17.50.050(A) with the representative of the planning division appointed by the city manager.*

Comment: A pre-application conference was initially held on September 3, 2014 to discuss the annexation of the subject property to the City of Oregon City. Because the application was not filed within six months of that date, a second pre-application conference (PA 16-20) was held on May 10, 2016.

- C. *Neighborhood Contact. Prior to filing an annexation application, the applicant is encouraged to meet with the city-recognized neighborhood association or associations within which the property proposed to be annexed is located. If the city manager deems that more than one such association is affected, the applicant is encouraged to meet with each such association, as identified by the city manager. Unwillingness or unreasonable unavailability of a neighborhood association to meet shall not be deemed a negative factor in the evaluation of the annexation application.*

Comment: The subject property is within the Park Place Neighborhood Association boundaries. The applicant contacted the Park Place Neighborhood Association, as required by city standards, and a meeting was held on June 7, 2016 at Alliance Charter Academy.

- D. *Signatures on Consent Form and Application. The applicant shall sign the consent form and the application for annexation. If the applicant is not the owner of the property proposed for annexation, the owner shall sign the consent form and application in writing before the city manager may accept the same for review.*

Comment: The consent form and the application for annexation are signed by the owners of record for the subject property.

- E. *Contents of Application. An applicant seeking to annex land to the city shall file with the city the appropriate application form approved by the city manager. The application shall include the following:*

1. *Written consent form to the annexation signed by the requisite number of affected property owners, electors or both, provided by ORS 222, if applicable;*
2. *A legal description of the territory to be annexed, meeting the relevant requirements of the Metro Code and ORS Ch. 308. If such a description is not submitted, a boundary survey may be required. A lot and block description may be substituted for the metes and bounds description if the area is platted. If the legal description contains any deed or book and page references, legible copies of these shall be submitted with the legal description;*
3. *A list of property owners within three hundred feet of the subject property and, if applicable, those property owners that will be "islanded" by the annexation proposal, on mailing labels acceptable to the city manager;*
4. *Two full quarter-section county tax assessor's maps, with the subject property(ies) outlined;*
5. *A site plan, drawn to scale (not greater than one inch = fifty feet), indicating:*
6. *If applicable, a double-majority worksheet, certification of ownership and voters. Certification of legal description and map, and boundary change data sheet on forms provided by the city.*

Comment: The materials required in items 1 through 6 are included in our application submittal.

7. *A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:*
 - a. *Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;*
 - b. *Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;*
 - c. *Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;*

Comment: Although the subject property will not be developed at this time and will remain zoned FU-10 for the immediate future, services are available to allow for the future development of this site. The following information describes the existing availability, estimate of increased demand, and notes improvements that may be required to provide these services:

Water: There are existing City of Oregon City water lines in Holcomb Blvd., along the subject property's frontage on that street, and Ames Street. Water service in this area is also provided by Clackamas River Water District. According to the pre-application conference notes:

1. *The City of Oregon City and Clackamas River Water have an active agreement in place for water service within the proposed annexation area, titled the Holcomb-Overlook-Park Place (HOPP) Agreement. The HOPP Agreement will guide how the proposed annexation area is served domestic water.*
2. *The proposed annexation area is within two water system pressure zones: Park Place Intermediate and Park Place Upper.*

The exact details of water service for the subject property will be worked out at the time of future development, but there is an adequate water supply available in the area to service this site.

Sanitary Sewer: Sanitary sewer to service the future development of this site will come from two existing sewer lines: the line in Holcomb Blvd. and the line in Ames Street. Based on the existing topography of the area, the southern portion of the proposed annexation area can discharge sanitary sewer flows to the existing sanitary sewer system within Holcomb Boulevard. The northern portion of the proposed annexation area will discharge to the existing sanitary sewer system located within Ames Street. The applicants also own the intervening property separating this site from the sewer in Ames Street and will grant the required easement needed for the future extension to service the subject property.

Storm Drainage: Based upon natural topography, storm water run-off generated from future development will generally flow in a northwesterly direction and will need to be conveyed to a natural drainage channel located north of Forsythe Road and east of Highland Road. The existing storm sewer system within Ames Street has experienced capacity issues and will not be suitable to service the subject property. The downstream (offsite) system will need to be

upgraded to accommodate flows from the subject property and these improvements would be made at the developer's expense concurrent with site development. Two existing storm water lines outfall onto the subject property from the Winston Acres development. The storm drainage system developed on the property will provide for the conveyance of the flows from these lines. The City has recently adopted updated Stormwater and Grading Design Standards. Any future development will comply with the requirements of these updated Stormwater and Grading Design Standards, including provisions for treatment and detention of storm water.

Transportation: No development of this property is being proposed at this time. By maintaining the existing Clackamas County FU-10 zoning designation, there is assurance that no further land development may occur until such time as a future zone change is approved by the City. It is understood by the applicant that there are on-going regional transportation discussions between the City, Metro and ODOT affecting the larger Park Place Neighborhood area that will need to be resolved before it is appropriate for a zone change to be considered. Because no development will occur as a direct result of this annexation, the transportation analysis will be deferred until the time of the zone change application.

Parks: The closest developed City park to the subject property is Park Place Park, which is a bit more than one-half mile from the site. The playground for Holcomb Elementary School is located immediately to the west of the site and would provide for recreational amenities. Additionally, the Park Place Neighborhood Plan calls for a new community park to the south of Holcomb Blvd. when development takes place in the future. No parks are called for by City planning on the subject property.

Schools: The subject property is served by Oregon City Public Schools. The schools serving this site are Holcomb Elementary School, Ogden Middle School, and Holcomb Elementary School. Although there will be no immediate development of this site that would impact the school system, discussions with School District staff indicate that there are no capacity problems with these schools.

- d. Statement outlining method and source of financing required to provide additional facilities, if any;*

Comment: The required improvements to public services will be made by the developer concurrently with the future development of this property.

- e. Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced;*

Comment: The adopted City of Oregon City Comprehensive Plan calls for the subject property to be developed with Low Density single-family homes. The implementing zones for this plan designation are R-6, R-8 and R-10. The appropriate zoning will be determined at the time of the future zone change application and the property will be developed at the corresponding density. The development of this site in a manner consistent with the adopted

Comprehensive Plan will serve to provide needed housing to accommodate the projected population growth of the City of Oregon City. The site is well suited from a physical standpoint to be developed in this manner as it is free of any significant development constraints, other than a very small area of moderately steep slopes. Providing for future development of needed housing within walking distance of Holcomb Elementary School for school and recreational services will assist in providing for a beneficial social environment in this neighborhood.

- f. Statement of potential physical, aesthetic, and related social effects of the proposed, or potential development on the community as a whole and on the small subcommunity or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;*

Comment: There will be no immediate physical, aesthetic, or related social effects from the annexation of this property because there will be no development at this time. Future development of the property will result in typical Low Density Residential impacts on traffic, schools, and public infrastructure, but these impacts have been anticipated by the City's Comprehensive Plan. No mitigation measures are anticipated to be needed.

- g. Statement indicating the type and nature of any comprehensive plan text or map amendments, or zoning text or map amendments that may be required to complete the proposed development;*

Comment: No change to the comprehensive plan text or map designation is proposed for this site. No zone change is proposed at this time, but a future application will be required to apply City zoning to the subject property at such time as the regional transportation issues are resolved.

- 8. The application fee for annexations established by resolution of the city commission and any fees required by metro. In addition to the application fees, the city manager shall require a deposit, which is adequate to cover any and all costs related to the election;*
- 9. Paper and electronic copies of the complete application as required by the community development director.*

Comment: The required application fee and paper and digital copies of the application are included in the application submittal.

OCMC 14.04.060 - Annexation factors.

- A. When reviewing a proposed annexation, the commission shall consider the following factors, as relevant:*
 - 1. Adequacy of access to the site;*

Comment: The site has direct access onto Holcomb Blvd., an arterial street. This street would serve as the primary access for the future development of the property. A secondary access to the site is available via S. Umber View Lane, but would possibly be restricted to emergency vehicle access as it is only a one-half street connection. Future extension of Ames St. would be provided for with the provision of a street stub, but would be dependent upon future expansion of the Urban Growth Boundary for completion.

2. Conformity of the proposal with the city's comprehensive plan;

Comment: The proposed annexation is consistent with the comprehensive plan in that the property is within the UGB, is designated Low Density Residential, and is intended to be served by the City of Oregon City. Compliance with specific plan policies is discussed below in this report.

3. Adequacy and availability of public facilities and services to service potential development;

Comment: The adequacy and availability of public facilities and services is discussed in the preceding section of this report. Please refer to our comments there.

4. Compliance with applicable sections of ORS Ch. 222, and Metro Code Section 3.09;

ORS Ch. 222 was amended in 2016 with the adoption of Senate Bill 1573 as follows:

SECTION 1. Section 2 of this 2016 Act is added to and made a part of ORS 222.111 to 222.180.

SECTION 2. (1) This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.

(2) Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and

(d) The proposal conforms to all other requirements of the city's ordinances.

Comment: The Oregon City Municipal Code requires annexations to be approved through an election. However, in this instance, the proposed annexation meets the requirements of

the new State law in that it includes a petition that is signed by all owners of land in the territory, the area is within the adopted urban growth boundary, is within an area subject to the adopted and acknowledged Oregon City Comprehensive Plan, and the property is contiguous to the existing city limits. As demonstrated in this narrative, this proposal conforms to all other requirements of the city's ordinances.

(3) The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.

Comment: No such additional territory is required for this property.

(4) When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed.

Comment: The required ordinance will be adopted by the City upon approval of this annexation proposal.

5. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes;

Comment: The only natural hazards mapped on the City's GIS system for the subject property is an NROD buffer along the north boundary of the site and a minor area of slopes exceeding 25% grade. These areas are shown on the site map submitted with this annexation. The future development plan for this property will include the required information to address these constraints. The constraints are, however, minor in nature and can be accommodated through typical development practices.

6. Any significant adverse effects on specially designated open space, scenic, historic or natural resource areas by urbanization of the subject property at time of annexation;

Comment: The only specially designated open space, scenic, historic or natural resource applicable to the subject area is the alignment of the Oregon Trail-Barlow Road Historic Corridor across a portion of the property. This will require compliance with OCMC 17.40.060-H by the future development plan.

7. Lack of any significant adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation.

Comment: Because there will be no development on this site until such time as a future zone change is improved, there will be no immediate impact upon the economic, social and physical environment of the community by the overall impact of the annexation. At such time as the site is developed, it will be in a manner consistent with the planned Low Density Residential designation for the property. This land use is consistent with the surrounding land use pattern. Required public utilities and services are available or will be made available concurrently with the development of the site. The site has no significant development constraints and is not designated for protection as open space. As such, the future development of the property will not have any significant impact upon the economic, social and physical environment of the community.

Metro Code 3.09.045.A-D (Boundary Change Criteria)

The applicable approval criteria under the Metro Code are:

- *Whether the proposed boundary change will promote the timely, orderly and economic provision of public facilities and services.*

Comment: As discussed above, all required public facilities and services will be available at the time of development. No development will occur until such time as a future zone change is requested and approved by the City of Oregon City. Upon approval of a development plan, the developer will provide for the installation of needed public facilities and services.

- *Whether the proposed boundary change will affect the quality and quantity of urban services*

Comment: The annexation of this property will have no immediate impact upon the quality or quantity of urban services since the property will remain zoned FU-10. At such time as the site is developed in the future, it will be in a manner consistent with the Low Density Residential designation of the property. The City has planned for the provision of necessary public facilities and services in this area in its Public Facilities Plan and Transportation Systems Plan. Since the future development will conform to the anticipated level of development, it will not have a negative impact upon the quality or quantity of urban services.

- *Whether the proposed boundary change would eliminate or avoid unnecessary duplication of facilities or services.*

Comment: With the exception of water, all services in this area will be provided by the City of Oregon City so there will be no unnecessary duplication of facilities and services. Water services in this area are provided by the City and Clackamas River Water District. These agencies have a plan and agreement that governs the provision of water services so as to avoid unnecessary duplication of facilities and services.

Oregon City Comprehensive Plan – Applicable Goals and Policies

Goal 14.3 Orderly Provision of Services to Growth Areas

Plan for public services to lands within the Urban Growth Boundary through adoption of a concept plan and related Capital Improvement Program, as amendments to the Comprehensive Plan.

Policy 14.3.1

Maximize new public facilities and services by encouraging new development within the Urban Growth Boundary at maximum densities allowed by the Comprehensive Plan.

Comment: The subject property is designated Low Density Residential by the Oregon City Comprehensive Plan. Although County FU-10 zoning is being retained at this time due to on-going traffic policy considerations, development will take place under an appropriate zoning (R-10, R-8, or R-6) that implements the Low Density Residential designation. The proposed development will be reviewed for compliance with maximum and minimum density standards at the time of application for subdivision approval.

Policy 14.3.2

Ensure that the extension of new services does not diminish the delivery of those same services to existing areas and residents in the city.

Comment: As discussed above in this report, all required urban services will be available to serve this property concurrently with its future development. The City's Public Facilities Plan and Transportation Systems Plan will ensure that there are adequate supplies of services so that services to existing areas and residents in the city are not diminished.

Policy 14.3.3

Oppose the formation of new urban services districts and oppose the formation of new utility districts that may conflict with efficient delivery of city utilities within the Urban Growth Boundary.

Comment: Not applicable. No new urban services or utility districts are proposed. Services will be provided by the City of Oregon City, with the exception of any water services that may be appropriate to be provided by Clackamas River Water District pursuant to an agreement between the City and Water District.

Policy 14.3.4

Ensure the cost of providing new public services and improvements to existing public services resulting from new development are borne by the entity responsible for the new development to the maximum extent allowed under state law for Systems Development Charges.

Comment: All utilities that will be provided to serve the future development of this site will be the responsibility of the developer. The future homes to be built on this property will pay required Systems Development Charges at the time of application for building permits.

Goal 14.4 – Annexation of Lands to the city

Annex lands to the city through a process that considers the effects on public services and the benefits to the city as a whole and ensures that development within the annexed area is consistent with the Oregon City Comprehensive Plan, City ordinances, and the City Charter.

Policy 14.4.1

Promote compact urban form and support efficient delivery of public services by ensuring that lands to be annexed are within the City's Urban Growth Boundary, and contiguous with the city limits. Do not consider long linear extensions, such as cherry stems and flag lots, to be contiguous with the city limits.

Comment: The subject property is entirely within the City's Urban Growth Boundary and is contiguous with the existing city limits along its entire western border and its frontage on Holcomb Blvd.

Policy 14.4.2

Include an assessment of the fiscal impacts of providing public services to unincorporated areas upon annexation, including the costs and benefits to the city as a whole as a requirement for concept plans.

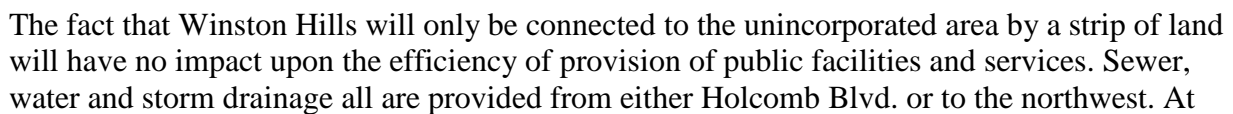
Comment: The proposed annexation will have no fiscal impacts upon the cost of providing public services because no development will be allowed until such time as zoning is changed to a City of Oregon City Low Density Residential zone. The City's Public Facilities Plan and Transportation System Plan anticipate the future development of the subject property at Low Density Residential densities and provide an analysis of the costs of providing adequate levels of services in the Holcomb Blvd. area. The future development of this property will contribute to these costs by providing on-site infrastructure, as well as off-site storm drainage improvements, at the cost of the developer. Each home will be assessed appropriate System Development Charges to cover the proportionate impact of the future development of this site.

Policy 14.4.3

Evaluate and in some instances require that parcels adjacent to proposed annexations be included to:

- *avoid creating unincorporated islands within the city;*
- *enable public services to be efficiently and cost-effectively extended to the entire area; or*
- *implement a concept plan or sub-area master plan that has been approved by the Planning and City Commissions.*

Comment: The proposed annexation will not create an unincorporated island within the city so this policy recommendation is met. That said, the Winston Hills subdivision in unincorporated Clackamas County that abuts the subject property along its eastern border will only remain connected to the unincorporated area by a 20-foot wide strip of land, as shown on the map below:

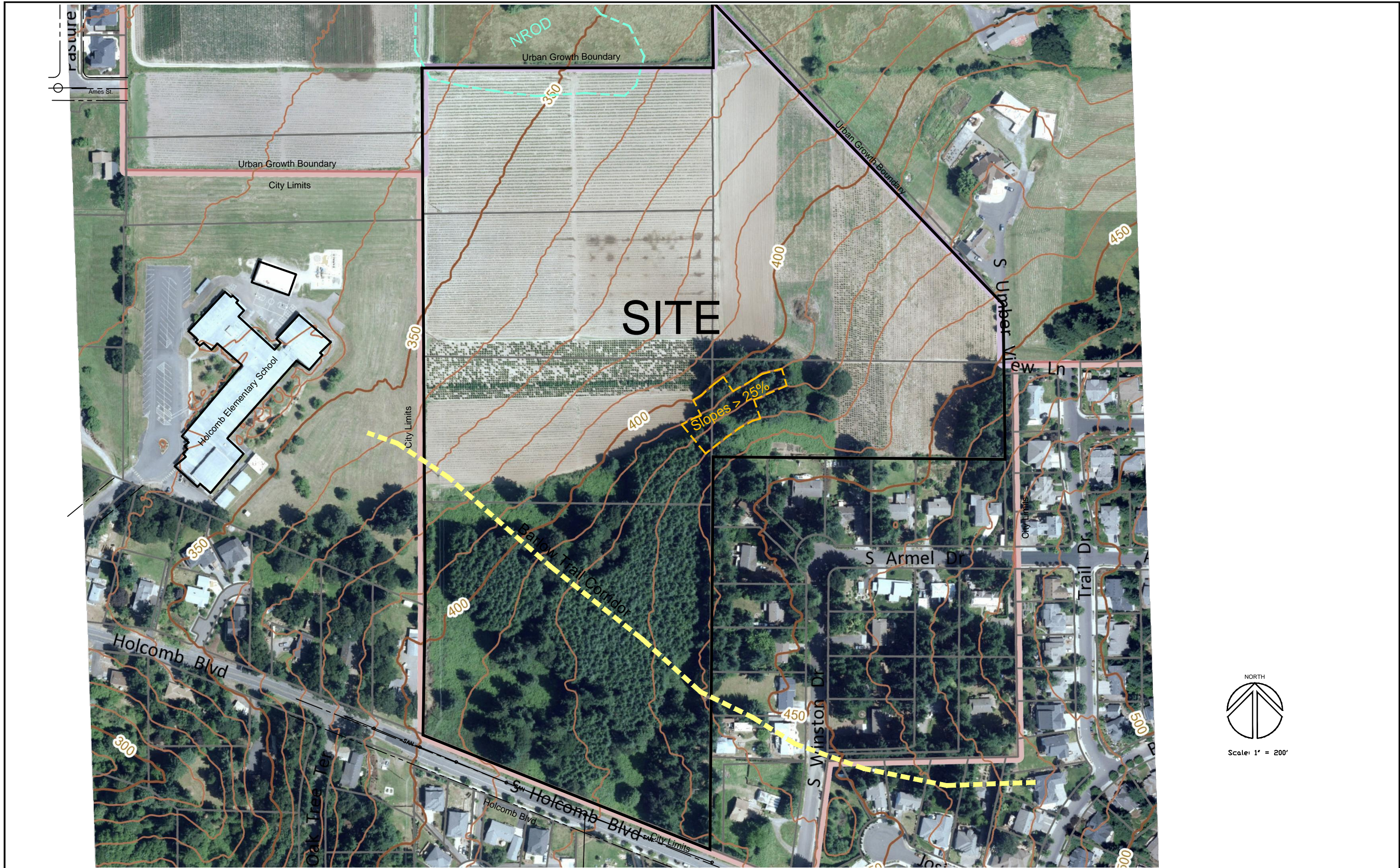


such time as the Winston Hills neighborhood wishes to annex to the City, the future development of the subject property will aid in providing needed services. The annexation of the Winston Hills neighborhood at this time is not needed in order to implement a sub-area master plan.

Policy 14.4.4

Expedite the annexation of property as provided by state law in order to provide sewer service to adjacent unincorporated properties when a public health hazard is created by a failing septic tank sewage system.

Comment: Not applicable. The subject property is not subject to a public health hazard associated with a failing septic system.



DESIGNED:	R.E.G.			
DRAWN:	R.E.G.			
SCALE:	1" = 200'			
DATE:	September 2016			
FILE:	13-ICN-104	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
18680 Sunblaze Drive
Oregon City, OR 97045
PH: (503) 479-0097

APPLICANT: Icon Construction & Development
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Serres Property
Annexation Site Plan

SHEET:
1/1

$$l'' = 200'$$

Cancelled

1400	2000	600	1100
200	2100	601	1200
1710	2001	602	1300
100	1900	700	1301
1101	1901	800	1724
300	1902	801	1718
600	1500	900	
1721	1600	1000	
1707	1700	1001	

21 | 22

6000

27

16200

